

Memorandum

TO: CITY COUNCIL

FROM: Mayor Mahan
Councilmember Campos
Councilmember Tordillos
Councilmember Cohen

SUBJECT: SEE BELOW

DATE: January 23, 2026

Approved

Anthony Tordillos
Matt Mahan

[Signature]

David Cohen

SUBJECT: Senate Bill 79, Statewide Standards for Transit-Oriented Development Report and Implementation

RECOMMENDATIONS:

1. Approve staff recommendations with the following revisions:
 - a. Do not direct staff to return to Council with an ordinance exempting designated historic resources from SB 79 implementation.
 - b. Direct staff to return to Council with an ordinance increasing minimum densities in the downtown core.
 - c. Assess options for increasing minimum densities in other growth areas, based on further analysis.

BACKGROUND:

We appreciate the work staff has done to implement SB 79 in a way that helps San José meet its housing goals. The value of dedicating staff time to an exemption ordinance for historic resources is unclear, given the exemption would be temporary and the relevant sites would still be subject to CEQA processes. As such, we recommend not moving forward with such an ordinance. Instead, we would like staff to develop an ordinance that increases minimum densities in the downtown core. Staff should also assess other growth areas for opportunities to increase minimum densities, where appropriate, taking into account the unique characteristics and needs of different growth areas throughout the city.

The signers of this memorandum have not had, and will not have, any private conversation with any other member of the City Council, or that member's staff, concerning any action discussed

in the memorandum, and that each signer's staff members have not had, and have been instructed not to have, any such conversation with any other member of the City Council or that member's staff.